

**306 Laverstock Road, Bowning, NSW 2582**

**Sold Residential Land**

Wednesday, 11 October 2023



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Area: 76 m2

Type: Residential Land



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**\$1,600,000**

Lot 1 Homestead block\* C1990s brick homestead with renovations undertaken in 2022. 3br, open plan kitchen dining, lounge room and inviting northern sunroom.\* Fruit trees and vineyard\* Working shearing/storage shed\* Multiple farm sheds\* Stock yards suitable for sheep, alpacas, cattle, horses\* Quiet location\* Well-watered with large capacity dams and springs\* Picturesque 65 acres (approx) of granite country with substantial shade box trees and views of the Yass Plains and beyond to the Brindabella Mountains\* Conveniently located to Yass, Canberra, Hume Highway and Lachlan Valley Way.\* Frontage onto Laverstock Road\* Good access to phone/wifi services This generous 3-bedroom, 1-bathroom property is perfect for those looking for a tranquil and productive escape from the city. With established building infrastructure, you can move straight in and start living the dream. The homestead offers all the comforts of modern living, with a Chefs oven, electric cooktop, Haier dishwasher, a cosy fireplace and evaporative cooling for year-round comfort. Enjoy plenty of natural light in the northern sunroom and walk out to relax on the large verandah. The property is equipped with everything you need for a lifestyle change. A good working shearing shed and multiple other sheds provide ample storage and workspace. The stock yards are suitable for a variety of livestock including sheep, alpacas, cattle, and horses. The paddocks consist of improved pastures and are well-watered and well-fenced. Enjoy peace and quiet in this beautiful location, surrounded by rolling granite hills and substantial shade box trees. The property has large capacity dams and springs, ensuring a reliable water supply all year round. Good access to phone and Wi-Fi services makes it easy to stay connected, while still enjoying the serenity of country living. Conveniently located near Yass, Canberra, the Hume Highway, and the Lachlan Valley Way, you can easily access all the amenities you need.

Lot 2 Building sites with glorious views and productive pastures\* The ideal mix of natural beauty and production close to Yass town\* Picturesque 125 acres (approx) of granite country with substantial shade box trees and view of the Yass Plains and beyond to the Brindabella Mountains\* Improved, productive and well-watered land close to town.\* Large well positioned building envelopes with views over the Brindabella Ranges and Mount Bowning.\* Improved perennial native grass and clover pastures with fertiliser history\* Carrying capacity estimated to be 400 DSE\* Fenced into multiple paddocks\* Water is a feature with large dams and permanent springs\* Frontage onto Laverstock Road\* Conveniently located to Yass, Canberra, Hume Highway and Lachlan Valley Way Set in a quiet and beautiful location, the pastures are highly productive and surrounded by substantial shade red and yellow box trees with large capacity dams and springs, ensuring a reliable water supply all year round. The 125 acres has an approved building entitlement and the large building envelopes have been sited to maximise orientation and take advantage of the glorious views across some of the most beautiful country in the Yass Valley and Brindabella Ranges. Conveniently located near Yass, Canberra, the Hume Highway, and the Lachlan Valley Way, this is the perfect location to build your dream home or conduct a rural enterprise. Electricity runs through the front of the property and the driveway fronts directly onto Laverstock Road. Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Queanbeyan.